



QUALITY OF LIFE

From a quality of life perspective, Sahuarita's Town Center has it all, safe, quite streets, affordable housing, modern schools, landscape trails and parks, scenic beauty, neighborhood shopping easy access to interstates and the airport. The Town of Sahuarita has three master planned communities and at least eleven small neighborhoods for its residents to call home. Seven shopping centers are currently in development or under expansion with the newest edition being Rancho Sahuarita Marketplace, a 450-acre/3 million square feet of commercial development of which 282,000 square feet has been built and 100% leased.

Attractions

Located in the historic Santa Cruz Valley, Sahuarita is surrounded by early Spanish missions, frontier outposts, and old mines. Sahuarita is also home to the Titan II Missile Museum; it is the only one of its kind in the world and hosts more than 50,000 visitors annually.

Madera Canyon
Kitt Peak Observatory
Fred Lawrence Whipple Observatory @ Mt. Hopkins
Tumacacori National Monument
San Xavier del Bac Mission
Desert Diamond Casino

Education

The Sahuarita Unified School District (SUSD) encompasses a geographic area of 600 square miles. However, the majority of the 5,029 enrolled students live in the Town of Sahuarita. Elementary school students who reside in Sahuarita's Madera Highlands and Madera Reserve neighborhood attend the Continental School District, which serves almost 500 students. There are a number of private and charter schools within the Town of Sahuarita.

AZ Dept. of Education Letter Grade Accountability	
Sahuarita Unified School District	B
Continental Elementary School District	B
Great Expectations Academy	B
Edge High School	n/a
Air & Space Academy	n/a

Major Master Planned Residential Communities	Total Built Out Units
Rancho Sahuarita	11,000
Quail Creek	5,000
Madera Highland	1,400
Stone House	220

Housing Occupancy (Census 2010)	Estimate	Percent
Total housing units	9,520	100.0%
Occupied housing units	8,196	86.1%
Vacant housing units	1,324	13.9%

Housing Tenure	
Average household size of owner-occupied unit	2.75
Average household size of renter-occupied unit	3.17

Housing Value		
Owner-occupied units	6,756	100.0%
Median (dollars)	\$224,300.00	

QUICKFACTS



Sahuarita ARIZONA



INTELLECTUAL CAPITAL

*Today **34%**
of Sahuarita's
residence has a
bachelor's degree or
higher educational
attainment.*

The Town of Sahuarita Workforce Assessment by the University of Arizona Eller College of Management Economic and Business Research Center concluded that Sahuarita's employed workforce displays higher levels of educational attainment overall than Pima County and Arizona as a whole. Sahuarita's employed labor force has concentrations significantly greater than those in Southern Arizona in higher paying occupational categories and in important 'high-tech' occupations.

Occupation	Number	Percent
Civilian employed population 16 years and over	9,991	100.0%
Management, business, science, and arts occupations	4,257	42.6%
Service occupations	1,725	17.3%
Sales and office occupations	2,490	24.9%
Natural resources, construction, and maintenance occupations	710	7.1%
Production, transportation, and material moving occupations	809	8.1%

Sahuarita Educational Attainment	Number	Percent
Population 25 years and over	15,131	100%
Percent high school graduate or higher		94.8%
Town of Sahuarita percent bachelor's degree or higher		34.8%
Pima County percent bachelor's degree or higher		29.5%
State of Arizona percent bachelor's degree or higher		26.4%

Regional Major Employers	Number
Raytheon	10,300
U of A Science and Technology Park	6,494
Freeport McMoran	5,463
Asarco	2,297
IBM	1,375
Texas Instruments	370
Bombardier	776
Sahuarita Unified School District	721
Tucson Airport Authority	265
Farmer's Investment Company (FICO)	292
Town of Sahuarita	133

Sahuarita Median Household Income

\$72,781.00

Pima County Median Household Income

\$46,341.00

State of Arizona Median Household Income

\$46,893.00

Sahuarita Labor Force	Number	Percent
Population 16 years and over	16,808	100.0%
Employed	9,991	59.4%
Not in labor force	6,080	36.2%
Town of Sahuarita percent unemployed		5.8%
Pima County percent unemployed		9.2%
State of Arizona percent unemployed		8.9%

QUICKFACTS



Sahuarita

ARIZONA



GROWTH

The retail trading area is estimated to be 70,000 people in 2013; the forecast is for approximately 140,000 people by 2020 and close to 250,000 people by 2040.

As one of Arizona's fastest-growing communities, the Town of Sahuarita is the newest jurisdiction in Pima County, incorporated in 1994. The Town of Sahuarita's population increased nearly 700 percent during the period from the 2000 Census to the Census of 2010. Currently 30 square miles in area, Sahuarita is located just 15 minutes south of Tucson and approximately 40 minutes north of the Mexican border. Tucson International Airport is within a 20 minute drive.

Sahuarita Population (Census 2010)	Number	Percent
Population, 2012 estimate	26,289	
Population, 2010 (April 1) estimates base	25,259	
Population, percent change, April 1, 2010 to July 1, 2012	4.1%	
Persons under 19 years	7,916	31.1%
Persons under 65 years	21,545	85.3%
Sahuarita Hispanic/Latino Population	8,077	32.0%
Sahuarita Median Age (years)	34.4	

LOW COST OF DOING BUSINESS



The Town of Sahuarita charges no impact fees, no business license fees and no property tax and streamlined development process—

"Building Sahuarita Partners in Development" makes opening a business in Sahuarita the lowest cost alternative in Southern Arizona.



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QUICKFACTS



Sahuarita

ARIZONA



Total estimated direct expenditures by Mexican visitors to Arizona in 2007-08 were \$2.69 billion.

PROXIMITY TO MEXICO

No other community is as close to the U.S. Port of Entry without being on the border. Centered on the interchange of I-19, 43 miles north of the U.S./Mexico border and 18 miles south of downtown Tucson, Sahuarita is uniquely positioned to capture 24 million annual visitors from Mexico, providing retail opportunities, executive living and a viable center for companies and employers to conduct business with Mexico.

The Mariposa Port of Entry, 43 miles south of the Town of Sahuarita is the main gateway, importing 38% of all winter fresh produce from Mexico to markets in U.S. and Canada.

Each day, on average, more than 65,000 Mexican residents come to Arizona to work, visit friends and relatives recreate and shop. Each day, they spend over \$7,350,000 in Arizona's stores, restaurants, hotels and other businesses, and thus contribute substantially to Arizona's export trade with Mexico. Familial ties, long-term friendships, work opportunities, leisure activities and shopping experiences not yet available in Mexico continue to support strong cross-border interactions between Arizona and its neighbor, Sonora.

Casino are the most popular attraction, they are visited by 29% of all Mexican visitors, of which Desert Diamond Casino is the most popular

Where Mexican Visitors Shopped Non-Mall Destinations

(Source: Mexican Visitors to Arizona, 2007-2008 Study)

Wal-Mart
Costco

Best Buy
Target

Ross
Walgreens

Marshall's
Home Depot

Economic Impact to the State of Arizona	Number
Direct Jobs	23,400
Indirect	7,000
Total Jobs	30,400
Total Income	\$837.24 million
Total Sales	\$3.61 billion

Economic Impact to Pima County	Percent
Total Job	41.2%
Total Income	31.6%
Total Sales	37.6%

Border Crossing At Nogales Port of Entries (3) - 2012	Number
Pedestrians	3,238,929
Personal Vehicles	2,823,290
Buses	8,068
Trains	657
Trucks	307,626

QUICKFACTS

